4 MARSH COTTAGES WELLINGTON

HEREFORD HR4 8DU

£210,500

FREEHOLD

Situated in a popular rural location, a charming 2 bedroom terraced cottage, offering ideal first buyer/retirement accommodation. The property, which has a wealth of character has the added benefit of gas central heating, attractive rear garden and we recommend an internal inspection. No onward chain.

Flint & Cook

4 MARSH COTTAGES

• Popular rural location • Charming 2 bedroom terraced cottgae • Lounge, kithcen/diner and downstairs bathrrom • Attractive rear garden • Ideal for first buyers or retirement • No onward chain

Entrance Hall

With tiled floor, storage space, light fitting and glazed panel door into the

Lounge

With fitted carpet, 1 single and 1 double radiator, glazed window to the front aspect, feature open fireplace with hearth, glazed window to the rear, partial panel walling, range of lighting, stairs to the 1st floor and glazed panelled door to the

Inner Lobby

With glazed panel door to the outside, and door to the

Downstairs Bathroom

With suite comprising bath with shower unit over, low flush WC and wash hand basin. Velux style skylight, partially tiled wall surround, vinyl flooring.

Kitchen/Diner

With 1.5 bowl sink unit with mixer tap over, work surfaces with cupboards below, space for appliances, wall shelving, vinyl flooring, double radiator, space for dining table and double glazed double french doors to the rear patio and garden.

First Floor Landing

With fitted carpet, access hatch to loft space, glazed window to the front aspect and door to

Bedroom 1

With fitted carpet, double radiator, glazed window to the rear, corner store cupboard housing the gas central heating boiler and single wardrobe with hanging rail.

Bedroom 2

With fitted carpet, glazed window to the front aspect.

Outside

To the immediate side of the property there is a covered paved area with grape vine, which leads onto a further paved patio area providing the perfect entertainment space, with the remainder of the garden laid to lawn, bordered by flowers and shrubs and well enclosed to maintain privacy. There is also a useful rear access gate.

Agents Note

The property has recently benefited from a newly replaced roof.

Directions

Proceed north out of Hereford on the A49 Leominster road, after passing Morton business park on your right hand side, turn left after approximately half a mile and number 4 Marsh Cottages is on your left hand side.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band 'B' - £1884.73 for 2025/2026

Water and drainage rates are payable.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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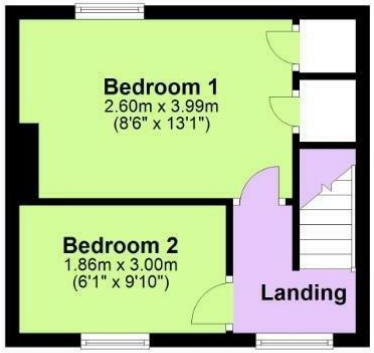
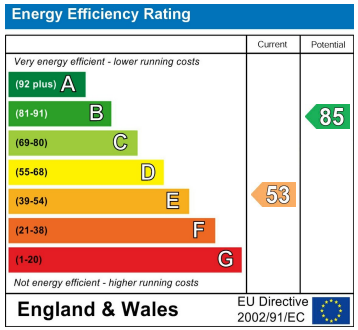
Ground Floor
Approx. 36.5 sq. metres (393.4 sq. feet)

First Floor
Approx. 22.3 sq. metres (240.4 sq. feet)



Total area: approx. 58.9 sq. metres (633.8 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.



EPC Rating: E HEREFORD Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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